

Agence de la Source



360 000 €

For sale apartment 2 rooms Surface : 38 m² Surface of the living : 25 m² Year of construction : 1930 Exposition : Est ouest View : Dégagée Hot w ater : Individuelle Inner condition : excellent Standing : bourgeois Building condition : good Features : lift, double glazing, armored door, residential, electric shutters

1 bedroom

- 1 show er
- 1 WC

1 cellar

Legal information

360 000 € fees included 5,26% VAT of fees paid by the buyer (342 000 € without fees), well condominium, annual current expenses 960 € (80 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

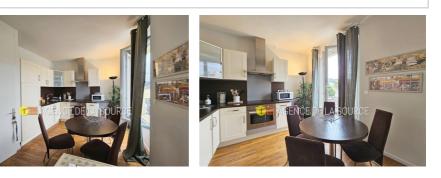




Apartment 2472 Cannes

You'll fall in love with this 2-room apartment located in the city center of Cannes. With a surface area of 38 m², this charming accommodation is located on the 3rd floor of a beautiful 6-storey bourgeois building. You will be seduced by its functional and optimized layout, including a 25 m² living room with fully equipped American kitchen, a bedroom, a shower room, a toilet and a cellar. The apartment enjoys beautiful light thanks to its East-West exposure and a clear view. Beautiful services should be noted: elevator, double glazing, armored door, secure residence and electric roller shutters. Its interior condition is excellent and its individual heating with reversible air conditioning will be a real asset. To discover quickly! You will reach the Croisette center which is located 400 m away in 5 minutes on foot and the rue d'Antibes in 1 minute. Minimal monthly charges therefore ideal for a pied-à-terre and very good profitability in...

> Energy class (dpe) : D - Emission of greenhouse gases (ges) : A Estimated annual energy between 500 and 680 € (reference year 2024) Document non contractuel - 25/04/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025 Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS